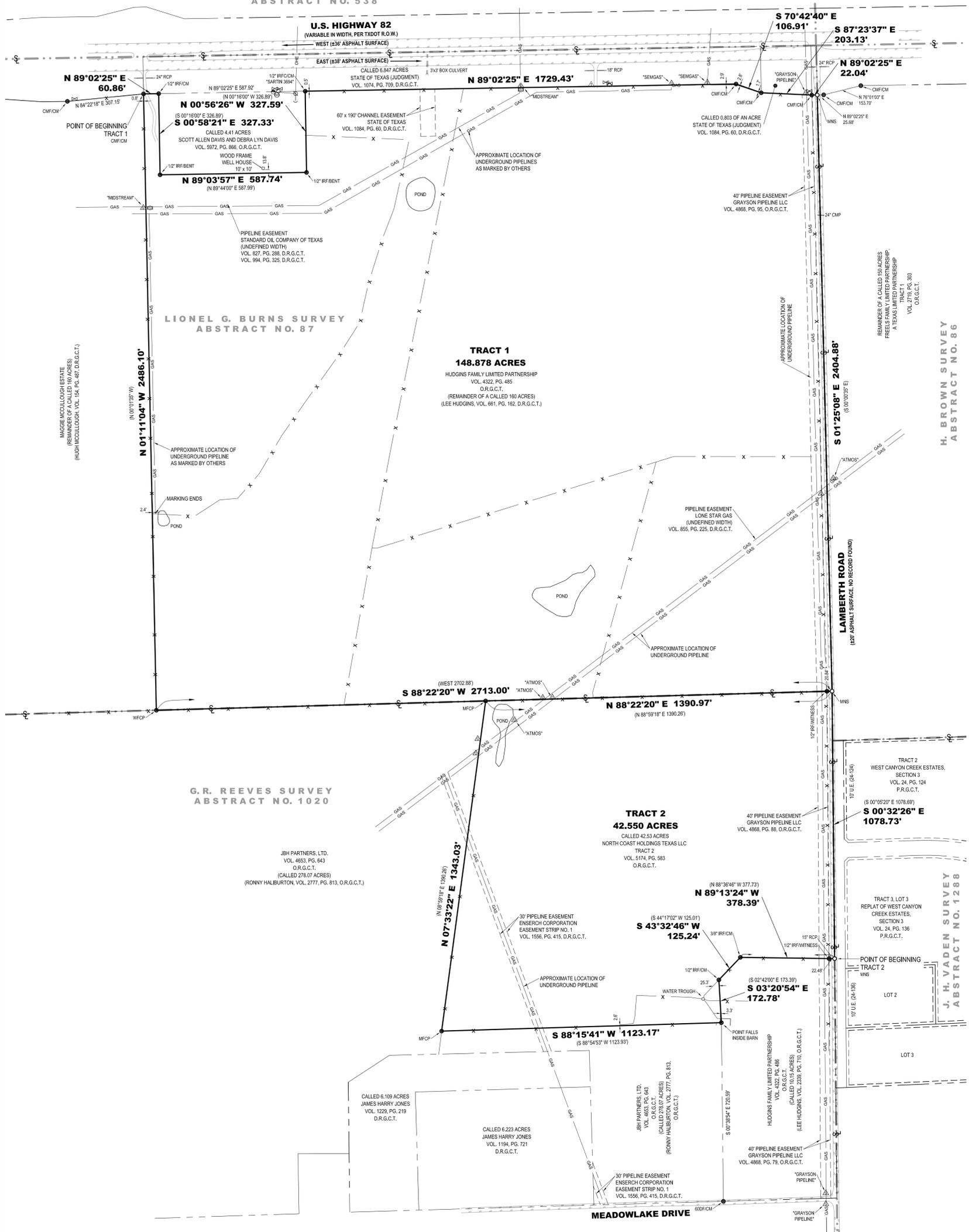




All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998674486.

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for FOUND MONUMENT, SET MONUMENT, MAG NAIL SET, IRON ROD FOUND, CONCRETE MONUMENT FOUND, METAL FENCE CORNER POST, WOOD FENCE CORNER POST, CONTROLING MONUMENT, DEED OR PLAT CALL, RIGHT-OF-WAY, PLAT RECORDS, DEED RECORDS, OFFICIAL RECORDS, VOLUME, PAGE, CORRUGATED METAL PIPE, REINFORCED CONCRETE PIPE, UTILITY EASEMENT, UTILITY/POWER POLE, GUY, BURIED NATURAL GAS MARKER, NATURAL GAS VALVE, FIRE HYDRANT, WATER METER, WATER VALVE, BOUNDARY LINE, ADJOURNER LINE, EASEMENT, WIRE FENCE, ASPHALT, OVERHEAD ELECTRICITY, and ABSTRACT LINE APPROXIMATE.



LAND DESCRIPTION:
TRACT 1:

BEING all of a certain tract or parcel of land situated in the Lionel G. Burns Survey, Abstract No. 87, Grayson County, Texas, and being the remaining portion of a called 160 acre tract of land described in the deed to Lee Hudgins recorded in Volume 661, Page 162, Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a TxDOT concrete right-of-way monument found for the western-most northwest corner of the herein described tract of land, and the intersection of the westerly line of said Hudgins 160 acre tract and the southerly right-of-way line of U.S. Highway 82, and at the southwest corner of a called 6.847 acre tract of land described in the judgment in favor of State of Texas recorded in Volume 1074, Page 709, said Deed Records, and on the easterly line of a called 160 acre tract of land described in the deed to Hugh McCullough recorded in Volume 154, Page 487, said Deed Records;

THENCE North 89°02'25" East, with the southerly line of said 6.847 acre tract, and with the southerly right-of-way line of said U.S. Highway 82, a distance of 60.86 feet to a 1/2-inch iron rod found for the northeast corner of a called 4.41 acre tract described in the deed to Scott Allen Davis and Debra Lynn Davis recorded in Volume 5972, Page 866, Official Records of Grayson County, Texas;

THENCE crossing said Hudgins 160 acre tract with the westerly, southerly, and easterly lines of said 4.41 acre tract, the following three (3) courses:

- South 00°56'26" West, a distance of 327.59 feet to a bent 1/2-inch iron rod found for corner;
- North 89°03'57" East, a distance of 587.74 feet to a bent 1/2-inch iron rod found for corner;
- North 00°56'26" West, a distance of 327.59 feet to a 1/2-inch iron rod with plastic cap stamped "SARTIN 3694" found for the northeast corner of said 4.41 acre tract, and on the southerly line of aforesaid 6.847 acre tract, and on the southerly right-of-way line of said U.S. Highway 82, a distance of 60.86 feet to a 1/2-inch iron rod found for the northeast corner of a called 4.41 acre tract described in the judgment in favor of State of Texas recorded in Volume 1084, Page 60, said Deed Records;

THENCE North 89°02'25" East, with the southerly line of said 6.847 acre tract, and with the southerly right-of-way line of said U.S. Highway 82, a distance of 1729.43 feet to a TxDOT concrete right-of-way monument found for corner;

THENCE South 70°42'40" East, continuing with the southerly line of said 6.847 acre tract, and the southerly right-of-way line of said U.S. Highway 82, a distance of 106.91 feet to a TxDOT concrete right-of-way monument found for the southeast corner of said 6.847 acre tract, common to the southwest corner of a called 0.803 of an acre tract of land described in the judgment in favor of State of Texas recorded in Volume 1084, Page 60, said Deed Records;

THENCE South 87°23'37" East, with the southerly line of said 0.803 acre tract, and with the southerly right-of-way line of said U.S. Highway 82, a distance of 203.13 feet to a TxDOT concrete right-of-way monument found for the southeast corner of said 0.803 acre tract;

THENCE North 89°02'25" East, continuing with the southerly right-of-way line of said U.S. Highway 82, a distance of 22.04 feet to a Mag Nail with aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the northeast corner of the herein described tract of land, in Lamberth Road, and at the intersection of the easterly line of said Hudgins 160 acre tract and the southerly right-of-way line of said U.S. Highway 82, and on the westerly line of a called 150 acre tract of land described as Tract 1 in the deed to Freels Family Limited Partnership recorded in Volume 2719, Page 303, said Official Records;

THENCE South 88°22'20" West, with the southerly line of said Hudgins 160 acre tract, and with the westerly line of said 150 acre tract, and in said Lamberth Road, a distance of 2404.88 feet to a Mag Nail with aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southeast corner of said Hudgins 160 acre tract, common to the northeast corner of a called 42.53 acre tract of land described as Tract 2 in the deed to North Coast Holdings Texas LLC recorded in Volume 5174, Page 583, said Official Records;

THENCE South 07°33'22" East, with the southerly line of said Hudgins 160 acre tract, and with the northerly line of said 42.53 acre tract, passing en route at a distance of 20.84 feet to a 1/2-inch iron rod found for witness on the westerly side of said Lamberth Road, and continuing on said course along or near a fence, and passing en route at a distance of 1390.97 feet to a metal fence corner post found for the northwest corner of said 42.53 acre tract, common to a salient corner of a called 278.07 acre tract of land described in the deed to Ronny Haliburton recorded in Volume 2777, Page 813, said Official Records, and continuing on said course with a northerly line of said 278.07 acre tract, a total distance of 2713.00 feet to a wood fence corner post found for the southwest corner of said Hudgins 160 acre tract, common to the southeast corner of aforesaid McCullough 160 acre tract;

THENCE North 01°11'04" West, with the westerly line of said Hudgins 160 acre tract, and with the easterly line of said McCullough 160 acre tract, and along or near a fence, a distance of 2486.10 feet to the POINT OF BEGINNING and enclosing 148.878 acres (6,485,116 square feet) of land, more or less.

LAND DESCRIPTION:
TRACT 2:

BEING all of a certain tract or parcel of land situated in the G.R. Reeves Survey, Abstract No. 1020, Grayson County, Texas, and being a re-tracement survey of a called 42.53 acre tract of land described as Tract 2 in the deed to North Coast Holdings Texas LLC recorded in Volume 5174, Page 583, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail with aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the eastern-most southeast corner of said 42.53 acre tract, common to the northeast corner of a called 10.15 acre tract of land described in the deed to Lee Hudgins recorded in Volume 2339, Page 710, said Official Records, and on the westerly line of West Canyon Creek Estates, Section 3, according to the plat thereof recorded in Volume 24, Page 124, Plat Records of Grayson County, Texas, and in Lamberth Road;

THENCE in a westerly direction, with the common line between said 42.53 acre tract and said 10.15 acre tract, the following three (3) courses:

- North 89°13'24" West, passing en route at a distance of 22.48 feet to a 1/2-inch iron rod found for witness on the westerly side of said Lamberth Road, and continuing on said course along or near a fence a total distance of 378.39 feet to a 3/8-inch iron rod found for corner;
- South 43°32'46" West, along or near a fence, a distance of 125.24 feet to a 1/2-inch iron rod found for corner;
- South 03°20'54" East, departing said fence, a distance of 172.78 feet to a point that falls inside a barn for the southern-most southeast corner of said 42.53 acre tract, common to the eastern-most northeast corner of a called 278.07 acre tract of land described in the deed to Ronny Haliburton recorded in Volume 2777, Page 813, said Official Records;

THENCE South 88°15'41" West, with the southerly line of said 42.53 acre tract, and with a northerly line of said 278.07 acre tract, departing said barn and continuing along or near a fence, a distance of 1123.17 feet to a metal fence corner post found for the southwest corner of said 42.53 acre tract, common to a re-entrant of said 278.07 acre tract;

THENCE North 07°33'22" East, with the westerly line of said 42.53 acre tract, and with an easterly line of said 278.07 acre tract, and along or near a fence, a distance of 1243.03 feet to a metal fence corner post found for the northwest corner of said 42.53 acre tract, and on the southerly line of a called 160 acre tract of land described in the deed to Lee Hudgins recorded in Volume 661, Page 162, Deed Records of Grayson County, Texas;

THENCE South 88°22'20" West, with the northerly line of said 42.53 acre tract, and with the southerly line of said 160 acre tract, along or near a fence, passing en route at a distance of 1370.14 feet to a 1/2-inch iron rod found for witness on the westerly side of aforesaid Lamberth Road, and continuing on said course a total distance of 1390.97 feet to a Mag Nail with aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the northeast corner of said 42.53 acre tract, and in said Lamberth Road;

THENCE South 00°32'26" East, with the easterly line of said 42.53 acre tract, and in said Lamberth Road, a distance of 1078.73 feet to the POINT OF BEGINNING and enclosing 42,550 acres (1,853,471 square feet) of land, more or less.

GENERAL NOTES:

- This survey was completed without the benefit of a title commitment. Additional easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
- Abstract lines shown are approximate.
- Location of underground pipelines shown approximate per observed above-ground markings, recorded easements and the Texas Railroad Commission GIS. Land owner is advised to contact the respective pipeline companies or Texas811 for on-the-ground location of underground pipelines.

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0270 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: Hudgins Family Limited Partnership, North Coast Holdings Texas LLC;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises described hereon and described in the land description attached hereto, conducted under my direction and supervision on 08/29/2018, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.



REVISION 12-14-2018

TITLE SURVEY
TRACT 1: 148.878 ACRES
TRACT 2: 42.550 ACRES
LIONEL G. BURNS SURVEY, ABSTRACT NO. 87
G.R. REEVES SURVEY, ABSTRACT NO. 1020
TBD U.S. Highway 82, Sherman
Grayson County, Texas

Preston Trail
LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75706
www.prestontrailandsurveying.com
933-786-6029

TBPLS Firm No. 10194105 | Drawn by: BWH | Scale: 1"=200' | Project No. 18-0328
Checked by: CRN | Date: 09/04/2018 | Sheet No. 1 of 1